

Clarke County

PLANNING COMMISSION BRIEFING MEETING MINUTES APRIL 1, 2014



A briefing meeting of the Planning Commission of Clarke County, Virginia was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, April 1, 2014.

ATTENDANCE

Present: Anne Caldwell, Vice Chair; Robina Bouffault, Randy Buckley, Scott Kreider, Doug Kruhm, Cliff Nelson, John Staelin, Chip Steinmetz and Jon Turkel.

Absent: Tom McFillen and George L. Ohrstrom

Staff present: Brandon Stidham, Planning Director; and Jesse Russell, Zoning Administrator.

CALL TO ORDER

Vice Chair Caldwell called the meeting to order at 3:00 p.m.

The Commission reviewed the items on the agenda for the Planning Commission meeting of April 4, 2014.

The Commission discussed old business items as follows:

Old Business Items

- a. TA-14-02, Administrative Land Divisions
- b. TA-14-03, Establishment of Filing Deadlines for Rezoning, Special Use Permit, Site Plan, and Major Subdivision Applications

Mr. Stidham reviewed a memo that he provided the members on these two proposed text amendments indicating that they are both still under review by County Attorney Robert Mitchell. He said that he hoped to have the amendments ready for the Commission's consideration at the May meeting.

- c. Board of Supervisors Request -- Removal of Commercial Kennels, Animal Shelters, Veterinary Services, Animal Hospitals, and Breeding Kennels Uses as Special Uses from the AOC and FOC Districts and Establishing Them as By-Right Uses in the Highway Commercial (CH) District

In response to the Commission's request from the March briefing meeting, Mr. Stidham presented a report on how nearby counties regulate kennels and animal-related uses. The members then discussed their individual concerns with these uses in the context of the recent Happy Tails special use permit case. Concerns that were cited included adverse impact of traffic from the use on the private road, noise, number of dogs allowed, potential adverse impact on the viewshed, and waste disposal concerns.

Following discussion of these concerns, the members agreed by consensus to have Staff assemble a written response to the Board of Supervisors containing the following recommendations:

- Delete “Commercial Boarding Kennels of more than five canine or feline animals” and “Animal Shelters” as special uses in the AOC District.
- Delete “Commercial Boarding Kennels of more than five canine or feline animals” and “Animal Shelters” as special uses in the FOC District.
- Adopt a new use in the AOC District, “Animal Shelter/Governmental,” for animal shelters that are either owned or endorsed by the County government.

The members indicated that the Board could consider their recommendations and determine whether to request the Commission to develop a text amendment.

New Business Items

The Commission discussed the following new business item:

a. Discussion, Formation of Recreation Plan Subcommittee

Mr. Stidham noted that the Commission’s project priority list indicated that the development of the new Recreation Component Plan would begin in the Spring with the formation of a subcommittee to develop the plan. Mr. Turkel indicated that he would be interested in serving on the subcommittee, and several members noted that Mr. McFillen would be a good candidate to serve as well. Staff suggested including non-Commission members on the subcommittee including a representative from the Parks & Recreation Advisory Board, and several names were discussed. Mr. Stidham added that this item is included on the April 4 meeting agenda for the purpose of appointing the subcommittee.

Other Business

The Commission discussed the following other business item:

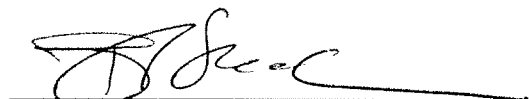
a. Update, Economic Development Strategic Plan Subcommittee

Mr. Stidham provided an update on the progress of the Strategic Plan Subcommittee. He indicated that their next meeting is scheduled for Thursday, April 24 at 6:30PM and that the previously scheduled April 2 meeting was cancelled due to the Subcommittee’s progress on the Plan.

There being no further business to come before the Commission, the meeting was adjourned at 4:20 p.m.



Anne Caldwell, Vice Chair



Brandon Stidham, Planning Director